

MINUTES OF RDA SPECIAL MEETING – APRIL 22, 2014

-1-

THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN SPECIAL REGULAR SESSION ON TUESDAY, APRIL 22, 2014, AT 7:15 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER BY CHAIRMAN RUSHTON.

THE FOLLOWING MEMBERS WERE PRESENT:

Corey Rushton, Chair
Karen Lang, Vice Chair
Ron Bigelow, Board Member
Steve Buhler, Board Member
Tom Huynh, Board Member
Lars Nordfelt, Board Member
Steve Vincent, Board Member

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director
Nicole Cottle, Assistant City Manager/CED Director
Eric Bunderson, City Attorney
Jim Welch, Finance Director
Russell Willardson, Public Works Director
John Evans, Fire Chief
Lee Russo, Police Chief
Sam Johnson, Strategic Communications Director
Chris Curtis, Acting CPD Director
Jason Eriksen, Acting Parks and Recreation Director
Brent Garlick, CED Department
Jake Arslanian, Public Works Department

1744

OPENING CEREMONY

The Opening Ceremony was previously conducted by Steve Buhler who stated we were entering a patriotic season with Flag Day, Independence Day, Utah's Pioneer Day and he showed a video with a patriotic theme.

MINUTES OF RDA SPECIAL MEETING – APRIL 22, 2014

-2-

1745

RESOLUTION NO. 14-08, APPROVE A DEMOLITION AGREEMENT BETWEEN JUNE VANDERSTEEN, TRUSTEE OF THE AUDIE G. LEVENTHAL IRREVOCABLE TRUST DATED MAY 12, 2010, AND THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 14-08 that would approve a Demolition Agreement between June Vandersteen, Trustee of the Audie G. Leventhal Irrevocable Trust Dated May 12, 2010, and the Redevelopment Agency of West Valley City.

Mr. Pyle stated the Agency desired to clean up the area surrounding the new Residences at Fairbourne Station prior to those units being marketed in mid-June of this year. The subject property at 2940 South 3650 West had been vacant for several years and various development proposals on that site had not proceeded. He indicated rather than have unsightly, boarded up, and vacant buildings, the Redevelopment Agency presented a shared cost proposal to the owner to expedite demolition. He explained development would occur on that property in the future and tax increment from the development would reimburse the Agency for the cost spent on demolition.

He also reminded that the City Center Redevelopment Plan adopted by the Redevelopment Agency in 2004 outlined development of a dynamic town center. A key component of Fairbourne Station was the development of “class A” apartments. The Residences at Fairbourne Station would begin marketing and inviting resident visits by mid-June. He indicated the Audie G. Leventhal property, a collection of vacant, unsightly professional offices, was in close proximity to the development and the immediate demolition of those buildings would enhance the entire area. He further explained as the Agency proceeded through the phases of Fairbourne Station, this property would become the next focus.

After discussion, Mr. Buhler moved to approve Resolution No. 14-08, a Resolution of the West Valley City Redevelopment Agency Approving a Demolition Agreement between June Vandersteen, Trustee of the Audie G. Leventhal Irrevocable Trust Dated May 12, 2010, and the Redevelopment Agency of West Valley City. Ms. Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes

MINUTES OF RDA SPECIAL MEETING – APRIL 22, 2014

-3-

Mr. Nordfelt	Yes
Chairman Rushton	Yes

Unanimous.

1746

RESOLUTION NO. 14-09, AWARD A CONTRACT TO MKP ENTERPRISES FOR THE DEMOLITION OF THE VACANT OFFICE COMPLEX AT 2940 SOUTH 3650 WEST

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 14-09 that would award a contract to MKP Enterprises, in the amount of \$64,877.00, for the demolition of the vacant office complex at 2940 South 3650 West.

Mr. Pyle stated the Agency desired to demolish the vacant office complex to facilitate new construction in Fairbourne Station. He indicated the RDA and owner of the office complex located at 2940 South and 3650 West agreed to demolish the vacant facility to facilitate new construction. He indicated the Agency advertised and solicited demolition proposals and seven companies submitted bids, as follows:

MKP	\$ 64,877.00
Arnell West	\$108,100.00
Bland Tree	\$122,000.00
Costello Company	\$122,567.00
Turners Demolition	\$149,276.50
Reynolds	\$164,634.02
Grant Mackay	\$171,234.98

The Chief Executive Officer reported MKP Enterprises had submitted the lowest responsible bid in the amount of \$64,877.00.

After discussion, Mr. Buhler moved to approve Resolution No. 14-09, a Resolution Awarding a Contract to MKP Enterprises for the Demolition of the Vacant Office Complex at 2940 South 3650 West. Ms. Lang seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Lang	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Bigelow	Yes
Mr. Nordfelt	Yes
Chairman Rushton	Yes

MINUTES OF RDA SPECIAL MEETING – APRIL 22, 2014

-4-

Unanimous.

1747 **CHIEF EXECUTIVE OFFICER SUBMIT FY 2014-2015 PROPOSED
BUDGET TO BOARD**

Chief Executive Officer, Wayne Pyle, submitted the Proposed FY 2014-2015 Budget to the Redevelopment Agency Board.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE SPECIAL REGULAR MEETING OF TUESDAY, APRIL 22, 2014, WAS ADJOURNED AT 7:18 P.M., BY CHAIRMAN RUSHTON.

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Special Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, April 22, 2014.

Sheri McKendrick, MMC
Secretary